

MINUTES

MONDAY, MARCH 3, 2008 TOWN OF BELMONT BOARD OF SELECTMEN SELECTMEN'S MEETING ROOM TOWN HALL 7:00PM

CALL TO ORDER A regular meeting of the Board was called to order in open session at 7:05pm by Chairman Firenze in the Selectmen's Meeting Room at Town Hall. All Board members were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present.

QUESTIONS FROM TOWN RESIDENTS

There were no questions. **ACTION BY WRITING**

Appointment to Board of Library Trustees Hal Shubin (Chairman, Board of Library Trustees) and three members of the Library Board appeared to request that the Board fill the vacancy which resulted from Jil Westcott's resignation. The Library Board presented its nominee, David Rich, who has served on Belmont's Information Technology Advisory Committee.

The Board moved: To appoint David Rich to fill the Library Trustee spot vacated by Jil Westcott.

A joint roll call vote among the combined entities (Library Board and Board of Selectmen) was taken. Motion carried unanimously (7-0). Chairman Firenze congratulated the Library Board and all involved in the "One Book, One Belmont" event last week at Belmont High School featuring the book Three Cups of Tea. The Board concurred that the size of the crowd and the enthusiasm for the event were impressive. **ACTION BY APPOINTMENT**

One Day Liquor License Permit - BHS Scholarship Fundraiser Faye Cudmore (mother of Kate Cudmore) appeared before the Board to request a one-day liquor license permit for the "Roses for Katie" fundraiser. This local fundraiser raises money for a scholarship for a Belmont High senior in memory of Kate Cudmore. The event will be held at the Unitarian church on March 29, 2008.

The Board moved: To allow the one-day liquor license for this event.

Motion carried unanimously (3-0).

New Used Car Dealer's License - Class II Joshua Marmor appeared before the Board to request a license for his New Used Car Dealer's business. Mr. Marmor had been living and working in Wayland, MA. He has since moved to Belmont and wishes to base his business in Belmont. In answer to questions from the Board, Mr. Marmor indicated that there will be no vehicles sold or stored on his premises.

The Board moved: To approve the license request. Motion carried unanimously (3-0). Town Administrative Office Hours Discussion Mr. Younger reported to the Board that he had been reviewing the operational office hours for the town's municipal buildings as a result of an e-mail he had received. Presently, Town Hall and the Homer building operate Monday through Friday 8-4, with no available evening hours (which, if offered, might be more convenient for those who work full time). Mr. Younger surveyed several neighboring communities and found that four towns had evening hours available. For example, both Danvers and Arlington have hours on Thursday evening, but close early Friday afternoon. (Hours added to Thursday generally resulted in a shorter day on Friday).

The Board agreed that since there have not been complaints or concerns raised (other than the one email Mr. Younger received) and that the M-F 8-4 hours are well known, they would not presently pursue an hours change.

The Board moved: To make no change to the Town's administrative office hours at this time.

The motion carried unanimously (3-0). **ACTION BY CONSENT**

Approval of Board of Selectmen Minutes - December 4, 2006, February 26, 2007, January 26, 2008, and February 2, 2008

The Board moved: To approve the minutes of 12/4/06 and 2/26/07. Motion passed (2-0) with Selectman Leclerc abstaining. The Board moved: To approve the minutes of 1/26/08 and 2/2/08.

Motion passed unanimously (3-0)

ACTION BY APPOINTMENT (continued)

Budget and Override Discussion Chairman Firenze reviewed the budget status thus far: At Saturday's meeting the Board decided to put no override questions on the April 7 ballot. It was made clear at this meeting that a substantial number of voters who are concerned about the school budget would not support a roads override. The Board will continue working on the budget between now and Town Meeting to close the budget gap. The Board felt that it was not wise to place a roads override on the April 7 ballot while the depth of school budget cuts was unknown. The roads override may be put to a vote at a special election when the issue of school funding is resolved. If the schools can live with their funding, there will be no operational override. If the schools decide they can't balance the budget without draconian cuts, an operational override will be put onto a special election vote, possibly with a roads override also included. The operational override would address deficit spending from FY08 and FY09 budgets. Both the Warrant Committee and Board will discuss the appropriate amount of the operational override. Additional funding may be made available from adjusting the Health Insurance premium rates, as well as from title payment adjustments.

Chris Starr - Cushing Square Overlay Development

Chris Starr appeared before the Board regarding his proposal to do a major development in Cushing Square. The proposed development includes much of the block bordered by Belmont Street, Common Street, Williston Road, and Trapelo Road. The development plans include discontinuing the end section of Horne Road (where it meets Common Street) and taking over the municipal parking lot that is currently on Trapelo Road. To do this, Mr. Starr would need to buy these properties from the town, which requires a Town Meeting vote to do so.

This is a mixed-use development proposal which combines a residential area (150,000 square feet) above a retail area (75,000 square feet). Mr. Starr believes his proposal will create increases in tax revenues for the town as well as many new employment opportunities.

The plan's architect, Mark Neilson (Peter Quinn Architects), discussed the plans for parking spaces. One parking space per each residential unit has been allowed for.

Residents from Horne Road raised questions about the potential damage to their homes during the construction process. Another concern was the plan to "wall off" Horne Road (with no apparent pedestrian passthrough) as well as pollution and noise from commercial delivery trucks.

Mr. Starr would like to move forward and have his proposal to buy the relevant property from the town discussed at the April Town Meeting.

The Board agreed that it is not clear that Mr. Starr can make his case to Town Meeting members in time for April. It will take a lot of work (clear, thoughtful, and specific education efforts) to get Town Meeting members to vote favorably. Town Administrator's Report

Mr. Younger reported on the following items:

" The Police Department has received a \$3,000 donation for another defibrillator.

The Board moved: To accept the donation of \$3000 for the defibrillator.

Motion passed unanimously (3-0).

" The Town expects to close Wednesday on the Harvard Lawn Fire Station sale, with the \$615,000 purchase price going toward the Senior Center bond debt.

" A successful meeting was held with the Recreation Department regarding fraud evaluation - this was purely a preventive program.

" Lamoine Street property sale closing: Although the property has already been awarded to the high bidder, it turns out that there is a break in the paper trail demonstrating that the Town has title to the land and this needs to be resolved before the sale can be finalized.

" Woodfall Road property: The Town has received written confirmation from the Inspector General allowing the property to be bid on. Mr. Younger reminded the viewing public that sale proceeds can only be used for a bondable capital project.

" Wednesday will be the last demonstration regarding the proposed emergency phone notification system. The Board is hoping that local non-profits may agree to make PILOT donations to cover the cost of this.

OTHER Member Solomon raised the issue of cars parking during snowstorm emergencies overnight in municipal lots. While parking is not allowed during a snow emergency, a resident has raised the following question: Would it be possible after it has stopped snowing and the plowing is completed for the parking to be resumed? The Board agreed that once a plow has gone through the lot, and it has stopped snowing, residents can use "common sense" in deciding to return to the lot. Mr. Younger will talk with Mr. Castanino regarding the notification procedure during a snow emergency as well as guidelines for parking resumption.

The Board moved to go into executive session to discuss contract negotiations and will not be returning to open session.

Motion passed unanimously. The Board entered executive session at 9:40 PM.

(During executive session, one substantive motion was made and passed unanimously. The Board adjourned at 10:02 PM.)

Administrator

Thomas G. Younger, Town